



City of Wausau  
Community Development Department

## **COORDINATING AND MANAGING THE PROCESS**

**CITY OF WAUSAU**  
**CONSOLIDATION PLAN**

**I. COORDINATING AND MANAGING THE PROCESS**

**Submission Requirements**

**REQUIRED CONSULTATION**

The Community Development Department, of the City of Wausau, consulted and interviewed the following agencies organizations and individuals specifically to ascertain their views and perspectives of local community issues and goals to reduce the number of households in poverty.

Michael Morrissey	Community Development Department, Director
Lauri Blanchard	Wausau Child Care
Captain Carole Lemirand	Wausau Salvation Army, Director
Tammy Stratz	Housing Specialist, Community Development Department
Mary Fisher	Section 8 Housing Coordinator
Wendy Jasurda	Community Development Authority
Christine Freiberg	Public Housing Manager
Julie Willems Van Dijk	Chairman, Community Development Authority
Larry Hagar	Marathon County Health Dept.
Julie Grip	Marathon County Social Services, Director
Beverly Lonsdorf	United Way, First Call, Program Director
Anne Jacobsen	Wausau School District, Transition Coordinator
Brian Stezenski-Williams	Assistant City Attorney
Linda Lawrence	Boys & Girls Club
Gordon Popco	Mayor, City of Wausau
William Brandimore (Chief)	Director of Electrical and Inspections
Janna Hamann	Officer, Wausau Police Dept. Williams Realty

Ann Bolz  
Mort McBain  
George Million

Sheri Wade  
Rod Werner

Joseph Gehin  
Thomas Mack

Jo Poeske

Yi Vang  
Peter Yang  
Dianne Wolfe  
Andrew Faust  
Mark Klein

Community Health Care  
Marathon County Administrator  
Director, Marathon County Health  
Department  
Director, Neighbor's Place  
Chairman, Government Affairs,  
Wausau Area Builder's Assoc.  
Director, Water and Sewer Utilities  
Wausau Area Housing Development  
Corporation  
Director of Housing, North Central  
Health Care Facilities  
Wausau Area Hmong Mutual  
Association  
The Women's Community  
North Central Regional Planning  
Wausau Police Department-Office

## **SOCIAL SERVICES**

The Community Development Department has made the required contacts with social service agencies regarding the needs of children, elderly persons, persons with disabilities, homeless persons, and other categories of residents.

## **LEAD BASED PAINT**

The Community Development Department has consulted with the Marathon County Health Department which serves the City of Wausau on several occasions concerning lead based paint within the city's jurisdiction. The following data has been compiled by the Health Department with the addresses where there have been children under the age of six with elevated blood levels of lead.

120 ½ N. 1<sup>st</sup> Avenue  
311 N. 1<sup>st</sup> Avenue  
331 N. 1<sup>st</sup> Avenue  
424 N. 1<sup>st</sup> Avenue  
828 N. 1<sup>st</sup> Avenue  
910 S. 1<sup>st</sup> Avenue  
1020 N. 1<sup>st</sup> Avenue  
307 N. 2<sup>nd</sup> Avenue  
411 N. 2<sup>nd</sup> Avenue  
420 ½ N. 2<sup>nd</sup> Avenue  
430 N. 2<sup>nd</sup> Avenue  
431 N. 2<sup>nd</sup> Avenue

310 N. 1<sup>st</sup> Avenue  
311 ½ N. 1<sup>st</sup> Avenue  
407 N. 1<sup>st</sup> Avenue  
730 S. 1<sup>st</sup> Avenue  
906 ½ Avenue  
938 S. 1<sup>st</sup> Avenue  
132 N. 2<sup>nd</sup> Avenue  
322 N. 2<sup>nd</sup> Avenue  
420 N. 2<sup>nd</sup> Avenue (3 siblings)  
421 N. 2<sup>nd</sup> Avenue  
430 ½ N. 2<sup>nd</sup> Avenue  
511 S. 2<sup>nd</sup> Avenue

512 ½ N. 2<sup>nd</sup> Avenue  
521 S. 2<sup>nd</sup> Avenue (2 siblings)  
111 ½ N. 3<sup>rd</sup> Avenue (2 siblings)  
519 S. 3<sup>rd</sup> Avenue  
625 ½ S. 3<sup>rd</sup> Avenue  
705 S. 3<sup>rd</sup> Avenue  
834 S. 3<sup>rd</sup> Avenue  
909 S. 3<sup>rd</sup> Avenue  
916 S. 3<sup>rd</sup> Avenue  
921 S. 3<sup>rd</sup> Avenue  
1336 N. 3<sup>rd</sup> Avenue  
218 N. 4<sup>th</sup> Avenue  
231 ½ N. 4<sup>th</sup> Avenue  
501 ½ S. 4<sup>th</sup> Avenue  
901 S. 4<sup>th</sup> Avenue  
912 ½ S. 4<sup>th</sup> Avenue  
102 ½ S. 5<sup>th</sup> Avenue  
306 N. 5<sup>th</sup> Avenue  
631 S. 5<sup>th</sup> Avenue  
733 ½ S. 6<sup>th</sup> Avenue  
909 S. 7<sup>th</sup> Avenue  
1108 S. 7<sup>th</sup> Avenue  
824 ½ S. 8<sup>th</sup> Avenue  
1300 N. 9<sup>th</sup> Avenue  
1120 S. 10<sup>th</sup> Avenue  
910 S. 26<sup>th</sup> Avenue  
1309 N. 2<sup>nd</sup> Street  
1502 N. 2<sup>nd</sup> Street (2 siblings)  
1214 N. 3<sup>rd</sup> Street  
1312 N. 3<sup>rd</sup> Street  
1706 N. 3<sup>rd</sup> Street  
1206 N. 5<sup>th</sup> Street  
2615 N. 6<sup>th</sup> Street  
205 ½ 10<sup>th</sup> Street  
109 Callon Street  
3952 Carl Street  
511 Chicago Avenue  
132 Edwards Street  
206 ½ Edwards Street  
701 Elm Street  
719 Forest Street (3 siblings)  
409 ½ Frenzel Street  
608 ½ Fulton Street  
2406 Gowen Street  
2411 ½ Gowen Street

516 ½ 2<sup>nd</sup> Avenue #2  
5212 ½ S. 2<sup>nd</sup> Avenue  
114 S. 3<sup>rd</sup> Avenue  
532 ½ S. 3<sup>rd</sup> Avenue (3 siblings)  
703 S. 3<sup>rd</sup> Avenue  
706 S. 3<sup>rd</sup> Avenue  
904 S. 3<sup>rd</sup> Avenue  
916 N. 3<sup>rd</sup> Avenue  
920 S. 3<sup>rd</sup> Avenue  
1208 S. 3<sup>rd</sup> Avenue  
208 N. 4<sup>th</sup> Avenue  
228 N. 4<sup>th</sup> Avenue  
312 N. 4<sup>th</sup> Avenue  
617 S. 4<sup>th</sup> Avenue  
912 S. 4<sup>th</sup> Avenue  
102 S. 5<sup>th</sup> Avenue  
130 N. 5<sup>th</sup> Avenue  
615 S. 5<sup>th</sup> Avenue  
721 ½ S. 6<sup>th</sup> Avenue  
906 S. 7<sup>th</sup> Avenue  
916 S. 7<sup>th</sup> Avenue  
111 N. 8<sup>th</sup> Avenue  
832 S. 9<sup>th</sup> Avenue (2 siblings)  
115 N. 10<sup>th</sup> Avenue  
801 S. 12<sup>th</sup> Avenue  
1305 N. 2<sup>nd</sup> Street (2 siblings)  
1315 N. 2<sup>nd</sup> Street  
1508 N. 2<sup>nd</sup> Street  
1308 S. 3<sup>rd</sup> Street #2  
1606 N. 3<sup>rd</sup> Street  
1015 N. 5<sup>th</sup> Street  
2215 N. 6<sup>th</sup> Street  
1705 7<sup>th</sup> Street (2 siblings)  
614 E. Bridge Street  
416 Callon Street  
405 Chicago Avenue  
616 ½ Chicago Avenue  
206 Edwards Street  
514 Elm Street  
710 Elm Street  
306 Frenzel Street  
419 Frenzel Street  
309 ½ Garfield Avenue  
2406 ½ Gowen Street  
707 Grand Avenue

1129 Grand Avenue  
611 Grant Street  
702 Grant Street (2 siblings)  
709 ½ Grant Street (2 siblings)  
507 Hamilton Street  
311 Humboldt Street  
519 Humboldt Street  
714 Jackson Street  
715 Jefferson Street  
602 LaSalle Street  
623 Lazy Acre Road  
321 Lincoln Avenue (3 siblings)  
8352 Lincoln Drive (Town of Wausau)  
803 ½ Maple Street  
617 McClellan Street  
518 Park Avenue  
606 Parrot Lane (Rib Mt)  
527 Porter Street  
305 W. Randolph Street  
712 Scott Street  
725 Scott Street  
208 Seymour Street  
402 ½ Sherman Street  
211 Short Street  
830 Stark Street  
1013 ½ Stark Street  
702 Steuben Street  
114 E. Thomas Street  
1503 Townhall Road  
626 Washington Street  
706 Werle Avenue

1339 Grand Avenue  
611 ½ Grant Street  
707 Grant Street  
802 Grant Street (2 siblings)  
524 Hamilton Street  
319 ½ Humboldt Street  
607 ½ Humboldt Street  
740 Jackson Street  
1225 Jefferson Street  
502 Lazy Acre Road (2 siblings)  
632 Lemessurier Street  
613 Lincoln Avenue  
214 ½ Maple Street  
3204 Martin Avenue (Rib Mt)  
810 McIntosh Street  
712 ½ Park Avenue  
907 Plumer Street  
316 ½ Prospect Avenue  
311 Randolph Street  
723 Scott Street  
727 Scott Street  
211 Seymour Street  
2005 Sherman Street  
523 ½ Stark Street (2 siblings)  
910 ½ Stark Street  
502 ½ Steuben Street  
H13751 Sunrise Road (Town of Hewitt)  
1329A Townline Road  
3203 ½ County U (Town of Maine)  
915 Washington Street  
1214 Young Street

### **LEAD AGENCIES**

The Community Development Department of the City of Wausau is the Lead Agency to coordinate the consolidated planning and submission process.

The Community Development Department Director manages both the Community Development Department and the Public Housing staff. Since both are operated as one, the coordination between the two entities is excellent. Due to the composition of the Community Development Department it also has connections with basically all other agencies and organizations that provide housing related services in the Wausau area. In addition, the Community Development Department has strong working relations with the Marathon County Health Department, North Central Health Care, Primary Health Connections, North Central Community Action Program and The Women's Community.

## **INSTITUTIONAL STRUCTURE**

The structure through which the City of Wausau has chosen to carry out its consolidated strategy plan consists of the designated lead agency; the Community Development Department. This department will coordinate planning with private and non-profit organizations and public institutions.

## **CITIZEN PARTICIPATION**



## **II. CITIZEN PARTICIPATION**

### **CITY OF WAUSAU COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM CITIZEN PARTICIPATION PLAN**

The overall objective of citizen participation is to include residents and interested agencies in the decision making process relative to planning for implementing housing and community development activities. Full participation can be achieved by providing timely and accurate information on the block grant program, application process, timetable and amendments thereto.

The City of Wausau Community Development Department and the Citizen Advisory Committee for Community Development are the two agencies charged with implementing citizen participation requirements as outlined in 24 CFR 570.301 (b) and (c). The Community Development Department is located at City Hall, 407 Grant Street, Wausau, Wisconsin 54403; and the Citizen Advisory Committee for Community Development, consisting of eleven members representing a variety of community interests, (including minority and low income organizations) meet in City Hall on an as needed basis.

#### **PARTICIPATION**

The Community Development Department's efforts in citizen participation has exceeded previous years efforts in contacting agencies who are thought to have an interest in the Community Development Block Grant program. Through this plan the department will further its efforts to reach more citizens with emphasis on low, very low, and extremely low income residents where housing and community development funds may be spent.

Letters from the Community Development Department will be sent to local agencies and organizations regarding information on the block grant process, when the informational sessions will be held and how to apply for potential funding. Following are a number of agencies and organizations that will be contacted, though the list is extensive it is not complete. The department will continue its efforts to maintain this list and add other agencies and organizations that serve and assist low income clients that may benefit from community development funding.

#### **AGENCY AND ORGANIZATIONS**

The Neighbor's Place; United Cerebral Palsy; Lutheran Social Services; Wausau Area Hmong Mutual Association; The Women's Community; Crossroads Mental Health Services Inc; Central Wisconsin Indian Center; Wausau Area Housing Development Corporation; WIN; The Salvation Army; Volunteer Center - Marathon County; Children's Service Society; Wausau Child Care; First Call; Community Development Authority; Habitat for Humanity; Marathon County Health Department; Bridging The Gap and the YWCA.

In addition to the letters sent to the agencies and organizations, the Community Development Department will publish an advertisement in the city's newspaper record and also in other local publications that are free to area residents regarding the notice of meeting on the Community Development Block Grant program including all details about date, time, place and a telephone number to call if there are questions regarding the meeting or the block grant program.

The agendas for the meetings are also posted at both Riverview Towers and Kannenberg Plaza (public housing for elderly and handicapped) and at locations in City Hall accessible for all residents of scattered site public family housing and Section 8 existing tenants.

The Citizens Advisory Committee for Community Development is also organized for the maximum participation and representation of all residents, including members that are or represent local minorities, persons with disabilities, elderly, children, and low income residents.

### **ACCESS TO MEETINGS**

The meetings and public hearings are all scheduled at the Wausau City Hall at 407 Grant Street, Wausau, WI. The facility is completely handicapped accessible with ramps, elevator and rest rooms that are wheelchair assessable. In addition with advanced notice to the Community Development Department we will also provide if needed interpreters for speaking and hearing impaired persons.

Letters to agencies and organizations and advertisements for the meeting are done on a timely basis with a reasonable amount of lead time for individuals and organizations to adjust their schedules. Informational sessions are held during working hours and again in the evening hours to accommodate those with working schedules. If either of the scheduled times are not convenient staff is available by appointment to meet with individuals and/or agencies to review the information and explain the process presented at the informational sessions.

### **ACCESS TO INFORMATION**

Citizens, public agencies and all other interested parties are able to obtain and receive information, written comments, proposed submissions, applications, anti-displacement plan, and funding amounts allocated to benefit low, very low, and extremely low income residents at the Community Development Department, 407 Grant Street, Wausau, WI, between the working hours of 8:00 am and 12:00 pm and 1:00 pm and 5:00 pm, Monday through Friday.

## **TECHNICAL ASSISTANCE**

Individuals and organizations requesting technical assistance for developing proposals for block grant funding or have special language needs in connection with participating in the community development process, will be offered assistance on a request basis. Technical assistance will be provided to low, very low, and extremely low income groups to develop their proposals also on a request basis.

## **PUBLIC HEARINGS**

The City of Wausau, Community Development Department will provide public hearings that are:

conveniently timed for individuals and groups who might or will benefit from the block grant program funds,

accessible to individuals with disabilities,

provide upon request sign language interpreters for the hearing impaired and/or speaking interpreters for minorities who are unable to understand the English language.

adequate publicity and advanced notice of all hearings.

All public hearings are held to:

obtain views of citizens, public agencies and all other interested parties

respond to all proposals and comments at all stages of the consolidated submission process:

- 1) identifying housing and community development needs
- 2) reviewing proposed use of funds
- 3) reviewing program performance

Participation by low, very low, and extremely low income groups representing either neighborhood or citywide organizations are encouraged to attend community development meeting, express views and fully participate in the process. These groups may include refugees, elderly, limited clientele groups, minorities and especially low and moderate residents of blighted areas.

The Community Development Department will hold a minimum of two public hearings during each program year, both scheduled at different times during the program process. In addition, the Community Development Department will schedule a minimum of two public meetings of the Citizens Advisory Committee for Community Development. The second public meeting scheduled as a working session, the Advisory Committee will authorize publication of the "Proposed Statement of Objectives and Projected Use of Funds". That publication will offer a ten (10) day comment period on the program before introduction to the City of Wausau Finance Committee. When community development issues come before any of the Council's standing committees, any additional opportunity for hearing the problem is made as a regular course of business. Agendas for standing committees and council meetings are posted and sent to the media for public notification purposes. Citizens have an opportunity to comment on the Community Development Block Grant Program at any point in this process.

The Community Development Department has increased the profile of the department relative to community organizations participating in the program each year. Subrecipients are not an occasion but considered a standard method of reaching neighborhoods and offering assistance to low, very low, and extremely low income residents who benefit not by representing themselves but by participation in community organizations.

#### **PUBLISHING THE PLAN**

The City of Wausau will publish a summary of its proposed consolidation plan for submission in the local newspaper of general circulation. It will also have copies of the proposed plan available at the Marathon County Public Library and the Community Development Department, located at the Wausau City Hall.

#### **COMMENTS**

The Community Development Department will provide a period of not less than 15 days to receive comments from citizens, agencies, organizations, or units of local government on the program amendments. For performance reports that are to be submitted to the Department of Housing and Urban Development the time frame is a minimum of 15 days before submittal. The Community Development Department will attach written comments received prior to submission of all plans and reports.

The City of Wausau, Community Development Department at all times considers the views and opinions of its citizens, public agencies and all other interested parties in the conjunction with the preparation of the consolidation plan. Special efforts are made not only through the planning process but throughout the program year to obtain input from citizens, organizations and agencies regarding the current programs that utilize block grant funds.

## **TIMELY RESPONSE**

In addition if at any time when the Community Development Department or the Citizen Advisory Committee (and council members) receive comments or unsolicited complaints regarding individual activities or overall program performance, the Community Development Department will respond within 10 working days and notify **HUD** of comments and responses in the city's annual Grantee Performance Report. Records will be maintained in the Community Development Department and are available to the public as per open records law.

## **AMENDMENTS**

Prior to any submission of any substantial changes in the proposed use of funds, citizens will have a reasonable notice, and an opportunity to comment on, the proposed amendment.

A substantial change to the Community Development Block Grant Program is measured by any addition or deletion of an activity, and any financial change amounting to greater than 10% of total program allocation not including administrative costs.

**HOUSING AND COMMUNITY  
DEVELOPMENT NEEDS**

### **III. HOUSING AND COMMUNITY DEVELOPMENT NEEDS**

#### **A.) HOUSING NEEDS**

Our homes are one of the most important elements in our day-to-day lives. They provide shelter as a basic need, socially link us to neighborhoods, are a significant asset in our local economy and, for the most part, are the single largest investment any of us make. For many, our homes also are a source of comfort, satisfaction and pride which, together with the neighborhoods in which we live, we will rigorously defend against what we believe to be adverse developments. For these reasons, housing conditions, residential development and neighborhoods are important considerations for Wausau.

Wausau's residential areas utilize the majority of the city's land. They are the principal source of revenue generated for local property taxes and, in return, receive the greatest amount of services and expenditures from the city. Housing valuation has increased steadily over each of the past ten years, averaging 4.14% increase per year. While much of this added value is due to inflation, 25% is the result of home improvements. The average sale price of a single family home in 1986 was \$49,100. By 1995, that figure had risen to \$71,800 and in 1996 the median home resale price was \$83,500. Single family housing accounts for approximately 60% of the value of all property, both real and personal, in the City of Wausau.

Direct governmental involvement in housing began with the Federal Housing Act of 1934, when home construction was a method of eliminating blighted slums while creating jobs during the depression. Governments today operate numerous housing programs focused on providing quality affordable housing for those persons who have the greatest need. Wausau provides this service through its Community Development Authority and Community Development Department. The Authority operates 255 elderly housing units at Riverview Towers and Kannenberg Plaza. In 1993 the agency also constructed 40 units of public housing for families. Directly assisted public housing units in Wausau now account for 4% of the 15,912 total units in the city. The city not only has provided support for emergency shelters and the development of handicapped housing units, but in April 1998, the Community Development Authority opened Wisconsin's first Supportive Living Facility; a \$2 M, 24 unit apartment building serving low income elderly with personal services provided by Community Health Care's Visiting Nurses Association and the Marathon County Commission on Aging.

The overwhelming majority of homes in Wausau are provided by the private sector, including the building, financing, and real estate industries. Government functions only in a supporting role; namely, planning, zoning, administration, building code enforcement, and the provision of public works infrastructure and essential services. The City of Wausau continues to focus on maintaining the high quality, conditions and desirability of our homes with the goal of being able to offer every family equal access to quality affordable housing.

Official census projections by the State of Wisconsin, Department of Administration, Demographic Service Division, show population increases for the year 2005 for the City of Wausau at an estimated 40,651. The latest official census is still 1990 and Wausau's population figure is 37,060. The estimated census for the City of Wausau in the year 1998 is 38,777- an increase of 4 % over a period of eight years. There is a push locally with the theme "Census 2000 - 39,000, City of Wausau."

The City of Wausau is participating with the Census Bureau to promote the benefits of completing the census form and to make every effort to assure that each and every segment of the population will be counted in the upcoming 2000 census. The city has hired staff to complete this task and a number of committees have been formed within the past several months.

With these projections, the City of Wausau continues a steady growth forward. A number of years ago there was an influx of south East Asians to the area. Direct immigration of refugees from Thailand ended in 1997 and we are now experiencing an increase of second tier immigration from other areas of the country. The Wausau Area Hmong Mutual Association estimates the Southeast Asian population at 5,000. The 1990 census has Wausau listed with an Asian population of 2,210 persons. This accounts for a 44 % increase of this segment of the city's population. Southeast Asian families tend to be large in size and predominantly very low income. With the advent of W2, most families are now gainfully employed or are enrolled in education classes. Executive Director of the Wausau Area Hmong Mutual Association, Peter Yang spoke to the fact only 12 Southeast Asian families are not employed and these are the families with disabilities and other physical handicaps. The Southeast Asian population has been actively purchasing housing through the past five years with have of the households now owning their own home.

Wausau continues to have an affordable housing problem. Though Wausau has had an increase of affordable rental units on the market through the assistance of additional public housing units, Section 17 Program and the HOME Rental Rehabilitation Program, there still continues to be a shortage of affordable housing units which are decent safe and sanitary. The only census data available are numbers from the 1990 census which has 19 affordable units of rental housing available. These units range in size from zero to three plus bedrooms. No current reliable statistics are available to dispute this number. The Community Development Authority is presently exploring the possibilities of constructing additional public housing units for supportive living. This type of rental unit has generated an extremely high waiting list.

Since the inception of the Low Income Home Buyer Program the Community Development Department has been tracking the number of houses for sale within the City limits which are affordable to low income buyers. The number of these houses for sale have been pretty consistent throughout the past few years. Currently there are 44 houses on the market under \$70,000. Five years ago there were 27 homes under \$60,000 on the market. The increase gives low income home buyers additional choices for housing as well as different neighborhoods. Additionally, the current limit for low income home buyers using HOME



or HCRI funding has increased to \$115,000 from an allowable limit of \$67,500 in 1995. This is a 59% increase in the purchase price of housing within five years. This increase indicates property values continue to increase over time and the purchase of a home by low income buyers is a good investment of their limited dollars. Market indications are there will be a sufficient for sale housing stock available in the next five years to accommodate purchases by low income households.

With the decline through the years of larger families, a number of larger single family residents were converted into duplex units. Now with the local population increase of large Southeast Asian families, demand for affordable large family units has increased. The community is experiencing overcrowded conditions in both rental and owner occupied units.

The City of Wausau has operated a homeowner rehabilitation program for low income households since the late 1970's. This program has enabled families to continue as homeowners to live in decent, safe and sanitary housing units. Block grant funds have been allocated to this program consistently. There are presently 35 households on the waiting list for assistance through this program. The time period between application and participation in the program is approximately 2 ½ years. This program continues to be in high demand.

Wausau has areas of low income households in census tracts 1,2,4,6.01,6.02, and 7. The city has also seen an increase of 47% female headed households below the poverty limits for the 1980 census to the 1990, we anticipate further increases when the count is in for the 2000 census. There was also a significant increase of the elderly population from the 1980 census to the 1990 one. Preliminary estimates show this will be the largest growing segment of our population with the 2000 census. National projections are also consistent with a large increase of the elderly population as the baby boomer generation reaches this category.

The City of Wausau has 14,735 households according to the 1990 census data. Owner occupied households account for 9,413 and rental households are 5,321.

**Total Rental Households**

Renter households	36.11%
Under 30% income	22.3%
Under 50% income	18.6%
Under 80% income	24.4%

**Total Owner Households**

Owner households	63.88%
Under 30% income	6.5%
Under 50%	9.76%
Under 80%	17.38%

**Total Minority Rental Households**

Minority Renter households	1.98%
Under 30% income	54.6%
Under 50% income	30.7%
Under 80% income	12.3%
Over 80% income	2.2%

**Total Owner Households**

Owner households	63.88%
Under 30% income	6.57%
Under 50% income	9.76%
Under 80% income	17.38%

**LOW INCOME INDIVIDUALS AND FAMILIES  
WITH CHILDREN CURRENTLY HOUSED**

Total Number of Owner Households - 9,413

INCOME	TOTAL NUMBER	PERCENTAGE
Under 30%	2,099	22.3%
Under 50%	1,751	18.6%
Under 80%	2,297	24.4%

**EXTREMELY LOW INCOME**

According to the 1990 census there are 14,735 households in the City of Wausau. Households qualifying as extremely low income consist of 29%. These figures are based on the 30% factor. These households include both renter and home owners with a majority located in census tract 1, 6.01, and 6.02. This population is at the highest risk for becoming homeless. Statistics also show the highest number of individuals in the extremely low income area are children.

Recent strides have been made to provide programs to address the extremely low income household. Locally a consortium of housing providers and non-profits formed a group called EHAF - Emergency Housing Assistance Fund. This program provides funds for security deposits and monthly housing payment for families who are a housing payment away from becoming homeless. The needs of this program are tremendous and the lead agency has requested block grant dollars to assist the program.

The Community Development Department also has a down payment program to assist households with the purchase of a house. The program was redesigned a few years ago to provide assistance in the form of a higher down payment to extremely low income households. This program change has enabled more extremely low income families access to purchase a home.

**VERY LOW INCOME**

There are 14,735 households within the City of Wausau; of this total 3,713, or 25%, are very low income. Data available indicates 5,663 rental units with in the city and only 794 units or 14% are affordable to very low income households.

The 1990 census material had an increase of 47% of female headed households from information of the 1980 census. Newer census data on this component is not available at this date, but local projections and preliminary estimates indicate the numbers will again rise drastically.

### **LOW INCOME**

There are 14,735 households in the City of Wausau, 2,935 households, or 20%, are low income families. Though this population has more income than the very low and extremely low income households, they face the same problems locating decent, safe and affordable housing that falls within the 30% of their income for housing costs.

Total rental households in this income category with housing problems are 73.4%, and minority rental households with housing problems was at 100%. Three fourths of the available rental housing stock within the City of Wausau is with some housing related problems.

Total owner occupied households in this category with housing problems are 54.8% and minority owner occupied households with housing problems are at 100%. These are the official statistics that are available but, the Community Development has completed rehabilitation on 43 minority households through the past five years and each is in total code compliance.

There are a few agencies which have become active in creating more affordable housing units for both rental and owner occupied. The Wausau Area Housing Development Corporation has purchased and rehabilitated several rental units throughout the city which are currently occupied by very low income households at fair market rent. The local chapter of Habitat for Humanity has built approximately 12 houses within the City over the past few years and each home has been sold to a low income family. A number of these homes were sold to minority families. The Neighbors Place initiated a program to assist low income homeowners with exterior code deficiencies and use volunteer labor to accomplish their goals. The Community Development Department collaborates with these agencies to provide both technical and monetary assistance where ever possible for the continued success of these programs.

### **MODERATE INCOME**

City of Wausau has 14,735 households of which 1,356, or 9%, are in the moderate income range for household income. This segment of the population does not qualify for assistance through most government programs. They are unable to receive rental assistance, energy assistance, or social service assistance. They are however eligible for the WHEDA Home Improvement Program offered throughout Wisconsin.

## **B.) HOMELESS NEEDS**

Within the City of Wausau there are two emergency shelters; one for the homeless population and the other for victims of domestic abuse. The Salvation Army operates the homeless shelter and has 36 beds available. The Women's Community operates the domestic abuse shelter and has 24 beds available at this facility.

The Women's Community purchased and relocated their entire operation to a new location within the past five years. This facility has both the administrative offices and the emergency shelter on the same site. This consolidation has increased the efficiency of services to the clients and taken the agency from a three bedroom facility to one that accommodates 24 beds and up to 28 if an overflow is needed. The Women's Community actively participates in the consortium for EHAF, and has taken an active role in housing counseling and location of rental units for clients.

The emergency homeless shelter operated by the Salvation Army opened its doors in 1993. The shelter consists of a men's and women's dormitory and separate areas for families. Patrons are allowed to stay for a 90 day period and must actively seek employment during their stay. The Salvation Army provides counseling on housing and employment, and makes referrals to the proper social service agencies for substance abuse or other problems facing each individual. This agency is dedicated to assist each client with their special needs with a final goal of independence. The Community Development Authority in collaboration with the Northcentral Technical College and the Salvation Army was able to access funding to provide on site staff for education. College staff offer GED classes and other educational programs.

Community Development Department staff again conducted a POINT IN TIME HOMELESS STUDY on the evening of October 19, 1999. The study began at 10:15 pm and continued through 6:15 am of the following morning. Staff accompanied the same City of Wausau police officer who took part in the study in 1994. Officer Klein is very knowledgeable of the city and various locations that have been occupied by homeless people in the past. The study yielded no homeless individuals or families found on this study. The emergency homeless shelter was visited twice during the course of the evening; once before the doors were closed at 11:00 pm and later again at approximately 3:00 am the morning of the 20th. Chaplin Joe Shelton reported 21 people were staying at the shelter with a breakdown as follows: 16 men; 5 women; 2 families. The breakdown of transit was 10 and 11 were area residents. The conclusion reached through the POINT IN TIME HOMELESS Study is the local emergency shelter does meet the present needs of the community's homeless and staff from the Salvation Army felt the shelter size would meet future needs as well.

There are several programs locally in place to prevent homelessness. The Women's Community assists their clientele with housing needs, the North Central Health Care Center has staff devoted to assisting their clients with housing needs. The Marathon County Private Industry Council offers several programs to low, very low, and extremely low income clients for schooling and job training that will enable persons to become economically independent.

North Central Community Action Program is the lead agency for the Emergency Housing Assistance Fund (EHAF). Participating agencies are: The Women's Community, Northcentral Health Care, Wausau Area Hmong Mutual Association, United Way of Marathon County, City of Wausau, Neighbor's Place, Catholic Charities and the Salvation Army. These agencies came together with the specific purpose of assisting families with emergency housing funds. Funds are used for security deposits and housing payments for households facing temporary shortfalls due to loss of job, illness etc. The demand has far out weighed the resources available to the group.

### **C.) PUBLIC HOUSING NEEDS**

The Director of the Community Development Department for the City of Wausau also serves as the Executive Director for the Community Development Authority (which is the City's Housing and Redevelopment Agency). This organizational arrangement has permitted a close programmatic relationship between the City of Wausau and its public housing agency. The Community Development Authority (CDA) operates under Wisconsin Statute 66.4325 and therefore operates as City's redevelopment agency as well as the public housing agency. Several redevelopment projects have been undertaken over the past four years. The PHA has developed an active program in public housing since 1989 and has added housing units to its inventory as well as making improvements to existing housing facilities.

In 1992, the CDA constructed 40 units of public housing for families primarily to help accommodate the increase of southeast Asian immigrants into Wausau. There were 20 single family units constructed and 10 duplexes all 3 and 4 bedroom units due to the large number of individuals per family. The CDA continues to operate those units now but there is a high vacancy factor related to the 40 unit development. In 1995-96 the agency received a \$2.3M HUD grant to acquire, rehabilitate and sell 25 units of housing to increase the supply of code complying affordable units and make home ownership opportunities available to low and moderate income individuals and families. Those 25 units were sold in 1997 and the proceeds from the sale of the 25 units was utilized for the construction of a 24 unit Supportive Living Facility for elderly residents. This first of its kind facility in Wisconsin offers low income elderly residents to live independently with assistance in daily living tasks, such as housekeeping, laundry, medication reminders from the partner agency, the Visiting Nurses Association, and meals are provided once daily from the federal nutrition program and delivered by the Marathon County Commission on Aging.

Over this same period, the CDA has continued to make improvements at the 149 unit Riverview towers, HUD public housing for elderly and disabled residents as well as the 106 unit Kannenberg Plaza Section 8 New Construction development.

Riverview Towers - In 1999 the CDA utilized its Comprehensive Improvement Assistance program funds for replacement of all residential unit windows and for negative air exchange purposes. Comprehensive Grant Program funds are to be used for a variety of public housing improvements including new floor covering, lighting, entry windows and grounds improvements. Riverview Towers received a 100% and 98% PHMAP rating from HUD over the past two years. The 5 year PHA Plan calls for renovating and modernizing public housing units.

Kannenberg Plaza - Several improvements to this facility includes heating system replacement, hard-wired smoke detectors, apartment floor covering, painting, new commercial kitchen, patio and other activities have been undertaken. Recently, the board and the Wisconsin Housing and Economic Development Authority have approved construction of a new atrium and dining improvements. The CDA board is considering fully sprinkling of the entire facility for fire safety purposes. Kannenberg Plaza has received a four star rating, the highest rating offered by WHEDA.

The 40 unit development for families currently has a high vacancy rate due to a variety of factors. Several families have moved out because they have become employed and with additional income can lease elsewhere, fewer families are generally taking advantage of this style of affordable housing and few of the units are occupied by Asian families which was in large part the basis for development of the project originally. The units are maintained by the CDA's maintenance crew or repair items are contracted out depending on the technical nature of the required repair. The 5 year PHA Plan calls for implementing measures to deconcentrate poverty by bringing higher income households into lower income developments.

Section 8 - Currently the CDA operates 385 Section 8 Rental Assistance vouchers. The waiting list re-opened and 92 individuals and families have made application for the rental assistance. The PHA Plan includes applying for additional vouchers. Section continues to be a needed program as pointed out in One year Action Plan: "Housing Needs of Families on the Waiting List", particularly in the 30 to 50 % of County Median Income category.

Riverview Terrace- The 24 unit Supportive Living Facility has been a tremendous success for the CDA. The units are fully occupied and the waiting lists is approximately 75 prospective residents, far in excess of the waiting list for either Riverview Towers or Kannenberg Plaza. It is the CDA intent to sell off a portion of its 40 unit scattered development to achieve two purposes: 1) provide a home ownership opportunity for existing unit residents and 2) utilize the proceeds from the sale of the homes to assist in developing a second supportive living facility in the City of Wausau.

## **ELDERLY**

Kannenberg Plaza	106 units
waiting list	22

Riverview Terrace	23 units
waiting list	48

Riverview Towers	149 units
waiting list	24

## **LARGE FAMILY SCATTERED SITE**

40 units	33 - 3 bedrooms	9 - 4 bedrooms
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14 on waiting list total

## **SECTION 8**

Total assisted units	353
Total on waiting list	- 61 city
	- 15 county (will be open in near future)

The waiting period for assistance once your application has been submitted is approximately 18 months. This continues to be a program with more needs than resources.

The physical condition of all the elderly and scattered site housing are very good condition. The two elderly public housing buildings have had updating of the facilities throughout the past few years. The 40 units of scattered site housing were constructed in 1992. Riverview Towers receives funds through the HUD Comprehensive Grant Program.

Scheduled and needed improvements for the public housing inventory is as follows:

## **KANNENBERG PLAZA**

- new atrium
- create a supportive living facility - attached
- new roof
- surface parking
- sidewalks
- lighting



## **RIVERVIEW TOWERS**

- carpeting
- landscaping
- roofing
- sidewalks
- heat air exchange
- storage shed

## **LARGE FAMILY SCATTERED SITE**

- interior doors
- hot water heaters
- exterior painting

### **D.) LEAD BASED PAINT NEEDS**

The City of Wausau estimates indicate 13,911 housing units were built prior to 1979. There is a high potential for each of these housing units having some evidence of lead-based paint on either the interior or exterior. Census data obtained from the Marathon County Planning Department show 5,391 rental units within the City of Wausau. The majority of the city's rental units were built prior to 1940. There is a definite correlation between living units where children have been identified with elevated blood levels and pre 1940 housing units within the city.

To assist in the elimination of lead hazards the City of Wausau funded Marathon County Health Department through the block grant program for a lead paint hazardous reduction program. Plans are for continued funding of this program in the year 2000. The Health Department is seeking additional funds from outside sources to expand this program.

Family Planning tests children under the age of seven whose families receive Women and Infant Children(WIC) funding. These children are from very low and extremely low income households. The Health Department assists with this program.

Recently there has been a State of Wisconsin Supreme court ruling on lead paint in regards to rental units and landlords. Staff will be attending educational sessions regarding the new state and federal regulations on lead paint reduction and abatement to become familiarized with the rulings as well as implementing changes for the housing programs operated within the city.

## **E.) MARKET CONDITIONS**

The housing market within the City of Wausau is strong and an adequate supplies exist for homes for sale on the market which are affordable to low income families. The Community Development Department staff monitors the local housing market through the local Multiple Listing Service and other real estate publications.

Housing purchase prices have risen steadily over the past decade but there has been a sufficient amount of homes on the market available in the price range for low and very low income home buyers who participate in our down payment program. Five years ago there were 43 houses on the market under \$70,000. Today there are 103 available in the same price range. This increase has given added opportunities to low income households for choice in neighborhood and location.

The inventory of affordable and code complying rental units has significantly increased over the past five years. Contributing to the increase are the number of conversions and change of use of buildings to add to the rental stock and the City of Wausau code enforcement program. This program was initiated three years ago with targeted neighborhoods. This year it will proceed into another predominately pre 1940 neighborhood.

The Community Development Authority has addressed in its Public Housing Plan that they are planning to sell off a portion of their large family scattered site housing stock. The Authority commissioners has been in contact with the City of Wausau Community Development Department staff regarding these plans. The Community Development Department has taken this into consideration and applied for HOME funds through the State of Wisconsin Department of Administration requesting funds to be used for purchase of housing units. These funds will be targeted to potential low income buyers to keep these housing units in the affordable housing inventory.

Following is an inventory of affordable rental units within the City of Wausau:

**RANDOLPH COURTS APARTMENT**  
(Family Housing)

Total units	158
1 Bedroom units	64
2 Bedroom units	64
3 Bedroom units	30
Currently on the waiting list	75

Note: In a publication from the Wisconsin Community Action Program Association Randolph Courts Apartments are listed as an at risk complex of not being affordable housing in the future.

**TERRACE HEIGHTS APARTMENTS**  
(Family Housing)

Total units	50
2 Bedroom units	39
3 Bedroom units	9
Wheelchair accessible units	2
Currently on the waiting list	49

**STURGEON BLUFF APARTMENTS**  
(Elderly Housing)

Total units	113
1 Bedroom units	98
2 Bedroom units	5
Currently on waiting list	10

**HAMILTON VILLA**  
(Elderly Housing)

Total units	40
1 Bedroom units	40
2 Bedroom units	-0
Currently on waiting list	-0

**OKONSKI MANOR**  
(Physical Disabilities)

Total units	19
1 Bedroom units	10
2 Bedroom units	9
Currently on waiting list	-0

Note: Public Housing inventory is listed under PUBLIC HOUSING

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Locally there are a number of agencies that address the needs of clients who require supportive housing.

North Central Health Care provides three fully licensed group homes within the city for individuals with special needs. Each home is fully staffed twenty-four hours a day and has supportive services through the Health Care Center. North Central health Care also staffs two outreach centers which provide supportive services. Community Corner east and west provide a place for clients of the health care center who live within the community, to visit during the day and receive assistance with living skills, medical attention, counseling by professionals and other related services. Community Corner East is on site at Village Square which is a renovated hotel converted into single bedroom apartments. There are 33 units and the majority of these units are occupied by chronically mentally ill tenants who are also clients of North Central Health Care. These units are all affordable to very low income persons.

Lutheran Social Services provides supportive housing for elderly, frail, elderly, children, developmentally disabled adults, and most recently for nonviolent released prisoners. This agency provides numerous services to their clients with special needs.

Crossroads Mental Health Services provides supportive housing for drug and alcohol clients. They have four facilities within the City of Wausau to house clients on a long term basis as well as transitional housing units. Their largest facility has 22 beds.

The community has other agencies which also provide supportive housing services they are; United Cerebral Palsy, Central Wisconsin Aids Network, Marathon County Health Department, Community Action program, Emergency Housing Assistance Fund, Wausau Area Hmong Mutual Association, The Women's Community, The Neighbors Place, Marathon County Commission on Aging, Marathon County Community Options Program, Marathon County Department of Social Services and Community Health Connections.

Local agencies have initiated interagency meetings to discuss each organization's role in the community and to eliminate duplication of services. This interaction has increased community awareness of programs and services available for people with special needs.

In addition, the following page is a breakdown of rental units that are available in the City of Wausau which are handicapped accessible. These units are both public and private housing units.

**HANDICAPPED HOUSING  
CITY OF WAUSAU**

<b>NAME &amp; LOCATION</b>	<b>OWNER</b>	<b>UNIT SIZE</b>	<b>ACCESSIBILITY</b>
Riverview Terrace 540 E. Thomas St.	CDA	23 - 1 BR	Non-ambulatory
Jefferson Place 730 Jefferson St.	Lokre Development	2 - 1 BR	Non-ambulatory
Public Housing Scattered Sites 1408 Emter St. 1717 Plum Dr. 910 S. 15 <sup>th</sup> Ave.	Community Devel. Authority	1 - 3 BR 1 - 3 BR 1 - 3 BR	Non-ambulatory Non-ambulatory Non-ambulatory
Kannenberg Plaza 1240 Merrill Ave.	Community Devel. Authority	11 - 1 BR	Non-ambulatory
Riverview Towers 500 Grand Ave.	Community Devel. Authority	3 - 1 BR	Non-ambulatory
Terrace Heights 1317A Townline Rd.	Fred Loeb (715) 848-1117	2 - 2 BR	Non-ambulatory
Okonski Manor 920 W. Campus Dr.	Impact 7 Turtle Lake, WI (715) 986-4171	20 units	Non-ambulatory
Bissell Street 1408 Bissell St.	City of Wausau Community Devel. Department	1 - 7 BR	Non-ambulatory
Sturgeon Bluff Apts. 1320 Grand Ave.	Urban Land (608) 251-0706	5 - 1 BR 5 - 2 BR	Non-ambulatory
Campus Park Apts. 1813 N. 11 <sup>th</sup> Ave.	Campus Park Apt. Limited Partnership	4 - 2 BR	Non-ambulatory
Hamilton Villa 4001 Stewart Ave.	Baysis Corporation Impact 7	3 - 1 BR	Non-ambulatory

NOTE: BR = Bedroom

#### **F.) BARRIERS TO AFFORDABLE HOUSING**

A number of years ago the Community Development Department formed a task force on Barriers to Affordable Housing. The committee recommenced several items which they felt should be explored and utilized to prevent additional barriers to affordable housing.

The City of Wausau Planning and Zoning officials have been cognizant of these recommendation and have implemented a number of them including: conversion of old manufacturing and warehouse buildings into affordable housing units; conversion of upper storage space in commercial buildings to affordable housing units, sidewalk policies, and zoning. The inspection fees are also reviewed and compared to other cities of the same population for conformity.

The city has recently zoned newly annexed properties to accommodate single room development, and has also approved new plats of land for multi-family development. Both of these action will promote affordable housing within the City of Wausau.

The City of Wausau has pro-actively sought out grants for street reconstruction to eliminate the need for special assessments levied against the homeowner and landlords further enabling rents to continue to be affordable and home ownership cost kept at a minimum.

#### **G.) FAIR HOUSING**

The Community Development Department completed an analysis of impediments to fair housing in 1996. The process will be redone again for a complete new analysis in the year 2001.

**HOUSING AND COMMUNITY DEVELOPMENT  
STRATEGIC PLAN**



#### **IV. HOUSING AND COMMUNITY DEVELOPMENT STRATEGIC PLAN**

##### **NATIONAL PURPOSES**

This plan was developed by the Community Development Department for the City of Wausau in accordance with the following statutory goals:

Elimination of slums and blight, elimination of conditions that are detrimental to health, safety and public welfare, conservation and expansion of the nation's housing stock, expansion and improvement of the quantity and quality of community services, better utilization of land and other natural resources, reduction of the isolation of income groups within communities and geographical areas, restoration and preservation of properties of special value, alleviation of physical and economic distress, and conservation of the nation's scarce energy resources.

##### **STRATEGIC PLAN ELEMENTS**

This consolidation plan covers a five year time period from 2000 through the year 2005.

##### **A.) HOUSING AND COMMUNITY DEVELOPMENT RESOURCES**

###### **HOME - RENTAL REHABILITATION**

This program is operated by the State of Wisconsin Department of Administration. Available on a competition basis once a year. Programs follow HOME regulations provided by the State. Funds are used to rehabilitate rental units. Rent controls and tenant incomes are tied into the units.

###### **HOUSING COST REDUCTION INITIATIVE (HCRI)**

This program is operated by the State of Wisconsin, Department of Administration. Available on a competition basis once a year. HCRI funds provide assistance to reduce the housing costs of low and moderate income households and encourage the development of new affordable housing units. The money may be used for a wide variety of housing activities, from closing costs and down payment assistance for home buyers, to rent and security deposit assistance for renters and homeless persons.

## **LOCAL HOUSING ORGANIZATION GRANT (LHOG) PROGRAM**

This program is operated by the State of Wisconsin, Department of Administration. Available on a competition basis once a year. Programs provide assistance to local nonprofit housing organizations to improve their capacity to provide affordable housing opportunities for low income households.

## **WISCONSIN HOUSING AND ECONOMIC DEVELOPMENT AUTHORITY (WHEDA)**

This WHEDA FOUNDATION has a grant competition state wide for various housing programs. Criteria is established by the Authority. Funds are limited and recipients are not eligible every year.

## **LEAD PAINT HAZARD REDUCTION**

The Marathon County Health Department operates a program funded in part with Block Grant to eliminate lead hazards in housing units located within the city as well as on a county wide basis.

## **RESOURCES FOR PROFIT**

Kolbe and Kolbe, a local window manufacturer, participates as a partner in the Downpayment Assistance Program. Qualifying employees of their company who apply for the City operated program also receive \$1,000 from Kolbe and Kolbe for additional Downpayment assistance. If the employee stays employed with the company for five years the \$1,000 note is forgiven.

M & I First American National Bank is also a participating partner in the Downpayment Program for their employees. Terms are structured the same as Kolbe and Kolbe.

Wausau Community Health Care the second largest employer within the City of Wausau is also a participating partner in the Downpayment Program. Terms are structured the same as the other two companies listed above.

## **PRIVATE FUNDING**

The Community Development Department received a grant from a local foundation for the match funds needed for the HOME Rental Rehabilitation Program. These funds will be recycled and continue to be used as match funds for HOME projects.

The Community Development Department also was the recipient of a grant from a local foundation which has funded the Officer in the Neighborhood Program on a continuous basis.

**B.) HOUSING AND COMMUNITY DEVELOPMENT OBJECTIVES AND PROJECTS**

<b>PROJECT OR PROGRAM:</b>		
Development of Assisted Living for Low Income Elderly		
<b>INCREASE BENEFIT TO:</b> Provide affordable housing for 42 low income elderly with assisted care services		
<b>LOW - 12</b>	<b>VERY LOW - 10</b>	<b>EXTREMELY LOW - 18</b>
<b>STATUTORY GOAL:</b> Expansion of the nations housing stock, alleviation of physical and economical distress.		
<b>COMPLETION DATE:</b> 2005		
<b>CONNECTION:</b> The construction of more assisted living units is a priority need of the community meeting local objectives to assist low, very low and extremely low residents with affordable housing and associated services.		

<b>PROJECT OR PROGRAM:</b>		
Homeowner Rehabilitation Program		
<b>INCREASE BENEFIT TO:</b> Assist 60 low income homeowners able to rehab their homes and maintain the existing housing stock of the city.		
<b>LOW - 36</b>	<b>VERY LOW - 12</b>	<b>EXTREMELY LOW - 12</b>
<b>STATUTORY GOAL:</b> Elimination of conditions that are detrimental to health and safety, conservation of housing stock, conservation of nation's scarce energy resources.		
<b>COMPLETION DATE:</b> This is an ongoing program,		
<b>CONNECTION:</b> The homeowner rehabilitation program is a priority need of the community meeting local objectives to assist low, very low and extremely low residents with their housing needs.		

<b>PROJECT OR PROGRAM:</b>		
Support For Homeless Shelters		
<b>INCREASE BENEFIT TO:</b> Provide shelter for homeless individuals.		
<b>LOW - 0</b>	<b>VERY LOW - 0</b>	<b>EXTREMELY LOW - 1800</b>
<b>STATUTORY GOAL:</b> Alleviation of physical and economical distress.		
<b>COMPLETION DATE:</b> Ongoing - 2005		
<b>CONNECTION:</b> Providing emergency shelters is a community priority, both for those fleeing domestic abuse and for those just seeking shelter. It is an objective to assist homeless individuals and families to become independent and self sufficient.		

<b>PROJECT OR PROGRAM:</b>		
Rental Unit Development		
<b>INCREASE BENEFIT TO:</b> Provide 28 affordable housing units for low income tenants.		
<b>LOW - 8</b>	<b>VERY LOW - 10</b>	<b>EXTREMELY LOW - 10</b>
<b>STATUTORY GOAL:</b> Expansion of the nation's housing stock		
<b>COMPLETION DATE:</b> 2005		
<b>CONNECTION:</b> The construction of an additional 28 rental units is a priority need of the community meeting local objectives to assist low, very low and extremely low residents with affordable housing.		

<b>PROJECT OR PROGRAM:</b>		
Supportive Housing for Special Populations		
<b>INCREASE BENEFIT TO:</b> Provide supportive housing for 18 low, very low and extremely low income individuals.		
<b>LOW - 4</b>	<b>VERY LOW - 8</b>	<b>EXTREMELY LOW - 6</b>
<b>STATUTORY GOAL:</b> Conservation and expansion of the nations housing stock and reduction of the isolation of income groups within communities.		
<b>COMPLETION DATE: 2005</b>		
<b>CONNECTION:</b> By providing supportive housing to the special needs population, the Community Development Department is bridging the gaps. It is also meeting one of the major local concerns for affordable housing.		

<b>PROJECT OR PROGRAM:</b>		
Home ownership Opportunities		
<b>INCREASE BENEFIT TO:</b> Provide affordable Home ownership housing for 75 low income householders.		
<b>LOW - 42</b>	<b>VERY LOW - 25</b>	<b>EXTREMELY LOW - 8</b>
<b>STATUTORY GOAL:</b> Reduction of the isolation of income groups within communities and geographical areas.		
<b>COMPLETION DATE: 2005</b>		
<b>CONNECTION:</b> By enabling low, very low and extremely low income households to purchase their own home, the city has assisted with stabilization of families and neighborhoods. Rental units become available as families become homeowners.		

<b>PROJECT OR PROGRAM:</b>		
Additional Rental Assistance		
<b>INCREASE BENEFIT TO:</b> Provide affordable housing for 60 low income families		
<b>LOW - 0</b>	<b>VERY LOW - 14</b>	<b>EXTREMELY LOW - 46</b>
<b>STATUTORY GOAL:</b> Alleviation of physical and economical distress and reduction of isolation of income groups within communities and geographical areas.		
<b>COMPLETION DATE:</b> On going - 2005		
<b>CONNECTION:</b> With many families on the Section 8 waiting list, additional units will assist with affordable housing costs for families. Additional units and rental assistance is a priority issue throughout the community.		

<b>PROJECT OR PROGRAM:</b>		
Rental Rehabilitation		
<b>INCREASE BENEFIT TO:</b> Provide affordable housing and rehabilitate 50 rental units.		
<b>LOW - 0</b>	<b>VERY LOW - 26</b>	<b>EXTREMELY LOW - 24</b>
<b>STATUTORY GOAL:</b> Expansion of the nation's housing stock, restoration and preservation of properties of special value and conservation of nation's scarce energy resources.		
<b>COMPLETION DATE:</b> 2005		
<b>CONNECTION:</b> Maintaining the existing housing stock is a main community objective. Creating decent, safe and affordable rental housing is a local priority.		

<b>PROJECT OR PROGRAM:</b>		
Health Services		
<b>INCREASE BENEFIT TO:</b> Provide affordable health services to 300 very low income individuals.		
<b>LOW - 35</b>	<b>VERY LOW - 125</b>	<b>EXTREMELY LOW - 140</b>
<b>STATUTORY GOAL:</b> Alleviation of physical and economic distress, elimination of conditions that are detrimental to health and expansion of quality community services.		
<b>COMPLETION DATE:</b> 2005		
<b>CONNECTION:</b> Continue to provide and expand health and dental services to the low, very low and extremely low income population.		

<b>PROJECT OR PROGRAM:</b>		
Housing Counseling and Education		
<b>INCREASE BENEFIT TO:</b> Provide housing counseling and education to 110 households.		
<b>LOW - 45</b>	<b>VERY LOW - 35</b>	<b>EXTREMELY LOW - 30</b>
<b>STATUTORY GOAL:</b> Expansion and improvement of community services.		
<b>COMPLETION DATE:</b> 2005		
<b>CONNECTION:</b> Housing counseling and education has been established as a priority need in the community.		

<b>PROJECT OR PROGRAM:</b>		
Lead Paint Reduction		
<b>INCREASE BENEFIT TO:</b> Provide safe housing units for 40 low income households.		
<b>LOW - 10</b>	<b>VERY LOW - 12</b>	<b>EXTREMELY LOW - 18</b>
<b>STATUTORY GOAL:</b> Elimination of conditions that are detrimental to health.		
<b>COMPLETION DATE:</b> 2005		
<b>CONNECTION:</b> The reduction of lead paint in residential units is a local objective and priority need.		

### **PRIORITY HOUSING NEEDS**

The City of Wausau establishes its plan for investing its housing resources through its Citizen Advisory Committee for Community Development. The Committee holds a minimum of two public hearings to obtain citizen comments.

Community Development staff participates in a number of interagency meetings to receive and give information to other non-profit agencies and organizations, and assess their needs and how Block Grant funds can assist.

All of the resources are invested within the corporate limits of the City of Wausau. Priority is given to Census tracts that hold the largest amount of low income households. Projects that benefit extremely-low, very-low, and low income have higher priorities with use of existing funding.

Following are the five year priority housing needs developed through the interviews conducted with individuals throughout the community as described earlier:

- \* The increased need for affordable housing through the acquisition of rehabilitation of existing housing units and where possible the construction of new units;
- \* Promoting home ownership opportunities;
- \* Providing rental assistance to alleviate rental cost burden, including severe cost burden, experienced by lower income families and individuals;
- \* Construction of more public assisted living units for the elderly.



- \* Continue to provide and increase housing for special needs populations.
- \* Continue the homeowner rehabilitation program and enable low, very-low, and extremely-low income families to stay in their own homes.
- \* Seek grants and additional funding for housing programs.
- \* Continued promotion of fair housing to the public.
- \* Continue to provide quality public housing for people.

### **ANTI-POVERTY STRATEGY**

The City of Wausau has made Economic Development with the thrust on job creation for low and moderate income people a priority item on the City's agenda. Revolving loan funds are available for businesses with job creation for low income persons to also further the goals of reducing the number of households with incomes below the poverty line as defined by the Office of Management and Budget.

### **COORDINATION**

The City of Wausau will continue to coordinate programs that have partnerships with public and private funds. We will also continue to keep abreast of all the other providers of housing and related services within the city to achieve maximum benefit to all low, very-low, and extremely-low income people too.

The Community Development will undertake this calendar year the following to improve the management:

- \* Further training of Community Development Staff
- \* Hold Training sessions for Authority Commissioners and staff
- \* Improve reporting and monitoring procedures

The Community Development Authority consistently holds meetings with public housing residents to solicit their comments and ideas for improvements for their living environment. The meetings are held at a minimum of four per year.

Activities that the Authority will undertake to encourage housing residents to become more involved in management and participate in home ownership is as follows:

- \* Contact all tenants of the scattered site family housing in regards to the Downpayment Program operated by the Community Development Department.

- \* Post and hold Authority meetings at places and times accessible for public housing residents.
- \* Conduct resident initiative meetings to encourage participation in management and control of their own environments.
- \* Encouragement of tenants to better themselves through education to become self sufficient.
- \* Encouragement of residents to pursue home ownership opportunities.

Actions are currently underway to reduce lead-based paint hazards within the City of Wausau. The Community Development Department is in partnership with the Marathon County Health Department to do reduction of lead-based paint and its hazards for units within the city. The Homeowner Rehabilitation Program also identifies and abates units with the presence of lead and children under the age of six.

The Community Development Department staff will continue to educate its clients on the dangers of lead in the home and associated hazards and available resources to eliminate and abate lead.

There has recently been a State of Wisconsin Supreme Court Ruling regarding lead in rental units. Staff is attending educational sessions at State and Federal level to become familiar with the changes in law and regulations.

The City of Wausau, Public Health and Safety Committee has been researching lead paint ordinances from other municipalities and has plans to enact such an ordinance for the City of Wausau. This would serve as an additional tool for further abatement of lead paint hazards within the city.

## **REDUCTION OF BARRIERS**

By attending interagency meetings the Community Development Department staff is able to reduce barriers by having the opportunity to educate care providers on what block grant funds are able to do, projects that are currently existing and unmet needs of the community.

Community Development staff is available during non working hours to do inspections, applications for programs, housing counseling and educational seminars for their clients and the general public.

## **COORDINATION**

The Community Development Department will enhance coordination efforts between the Department and the Marathon County Health Department with regards to Lead Reduction Projects within the city. The other coordination of efforts comes from the sharing of information between the two agencies to better eliminate health and safety problems in affordable housing units occupied by low, very-low, and extremely-low income tenants.

The Community Development Department will coordinate services with social service agencies by updating these organizations on current housing programs available through the City of Wausau.

Department staff will attend the Interagency Meeting sponsored by the Local Utility Companies and explain the housing programs offered by the City of Wausau. It will continue to attend the interagency meetings sponsored by Wausau School District to coordinate the needs of children with special needs including those with mental and physical disabilities.


Staff will continue to inform other city departments of its programs, use of funds and gather information that may assist in reaching more low, very-low, an extremely-low income families with services.

The Community Development Department will continue to search for ways to form partnerships with the private sector to meet the goals of providing decent housing, a suitable living environment and expanding economic opportunities.

The Department will continue to pursue available funding sources both public and private to further meet the need and priority items of the City of Wausau.

## CERTIFICATIONS

# Application for Federal Assistance

		2. Date Submitted 11/15/99		Applicant Identifier 39-6005648	
1. Type of Submission:  Application: Not Applicable Preapplication: Not Applicable		3. Date Received by State		State Application Identifier	
		4. Date Received by Federal Agency		Federal Identifier	
5. Applicant Information					
Legal Name City of Wausau			Organizational Unit Community Development Department		
Address 407 Grant Street Wausau, WI 54403  Marathon			Contact Ann Werth 715-261-6680		
6. Employer Identification Number (EIN):			7. Type of Applicant:  Municipal		
8. Type of Application: Type: New					
10. Catalog of Federal Domestic Assistance Number: Catalog Number: Assistance Title:			11. Descriptive Title of Applicant's Project: Program consists of Economic Development, Housing, Supportive Services for subrecipients including, but not limited to; child care, family support, rehabilitation for homeowners, special needs populations, acquisition, youth.		
12. Areas Affected by Project: City of Wausau					
13. Proposed Project:		14. Congressional Districts of:			
Start Date 01/01/00	End Date 12/31/00	a. Applicant 7th		b. Project 7th	
15. Estimated Funding:		16. Is Application Subject to Review by State Executive Order 12372 Process?  Review Status: Program not covered			
a. Federal	\$756,000				
b. Applicant	\$0				
c. State	\$0				
d. Local	\$0				
e. Other	\$0				
f. Program Income		17. Is the Applicant Delinquent on Any Federal Debt?  No			
g. Total					
18. To the best of my knowledge and belief, all data in this application/preapplication are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is awarded.					
a. Typed Name of Authorized Representative Linda Lawrence		b. Title Mayor		c. Telephone Number 715-261-6800	
d. Signature of Authorized Representative 				e. Date Signed 11/11/99	

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** - The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** - It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** - It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
  - (a) The dangers of drug abuse in the workplace;
  - (b) The grantee's policy of maintaining a drug-free workplace;
  - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
  - (a) Abide by the terms of the statement; and
  - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
  - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1,2,3,4, 5 and 6.

**Anti-Lobbying — To the best of the jurisdiction's knowledge and belief:**

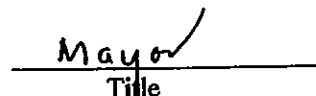
1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction —** The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan —** The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3 —** It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
Signature/Authorized Official      Date 11-11-99

  
Title

## **Specific CDBG Certifications**

The Entitlement Community certifies that;

**Citizen Participation** — It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** — Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** — It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** — It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program years(s) 2000, 2001, 2002, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by



a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force — It has adopted and is enforcing:**

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws —** The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint —** Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24-CFR §70.608;

**Compliance with Laws —** It will comply with applicable laws.

Linda Lawrence  
Signature/Authorized Official

11-11-99  
Date

Mayor  
Title

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

#### A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

#### B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representative of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. For grantees other than individuals, Alternate I applies. (This is the information to which jurisdiction certify).
4. For grantees who are individuals, Alternate II applies. (Not applicable jurisdictions.)
5. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
6. Workplace identifications must include the actual address of buildings, (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation. State employees in each local unemployment office, performers in concert halls or radio stations).

7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).
8. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)  
407 Grant Street, Wausau, Marathon, Wisconsin, 54403

Check ☐ if there are workplaces on file that are not identified here; The certification with regard to the drug-free workplace required by 24 CFR part 24, subpart F.

9. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules;

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15):

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by an judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance.

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (II) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (III) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).